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ABSTRACT

This document reports on a study made to ascertain the feasibility of preserving and restoring all or part of an existing historical site -- the "Tivoli Brewery" -- as a related and integral part of the Auraria Higher Education Center. After investigation of the building's structural integrity, the condition of electrical and mechanical systems, and building code and safety considerations, the architects recommended restoration of the building for reuse as a meeting place to activate the social, cultural, and intellectual interaction of students with the urban community. Sketches of suggested spaces and functions with accompanying cost estimates are included. A related document is EA 004 883. (Author/MLF)

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TIVOLI BREWERY

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A FEASIBILITY STUDY

REWERY

FOREWORD

The "Tivoli Union Brewery" was the first major building to be constructed on the original Auraria site in 1859 and after 112 years of community activity, the 114 foot brewery tower continues to hold its prominent position of community pride and strength.

The redevelopment of the Auraria Community under the jurisdiction of the Denver Urban Renewal Authority and the Federal program for Housing and Urban Development for the use and benefit of higher education and the urban community requires that a decision on the future disposition of this "old brewery" be made within the next few months.

There has been an expression of considerable concern by many individuals and groups in the Auraria - Denver area relating to the question of demolition versus restoration and preservation. The question, in fact, developed sufficient interest for the Ford Foundation through its Educational Facilities Laboratories to provide a grant to the Community College of Denver so that a feasibility study, that would assess preservation, restoration and reuse versus demolition, site clearance and reconstruction, could be undertaken.

More, Combs and Burch, a Denver based Architectural, Engineering and Planning firm was selected to do the study. The personnel assigned to the project have pursued their task with no preconceived fixation on the ultimate recommendation. It has been a most interesting project and the following pages of this report unfold the data, the analysis and the answer to the feasibility of restoration.

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ACKNOWLEDGEMENTS

Many groups and individuals have made substantial contributions to this study. Foremost among these contributors has been David Vaughn, a fifth year architectural student from the University of Colorado. His initial study of possible ways of restoring and utilizing the Tivoli Brewery and a subsequent presentation to Auraria's Interim Policy Board helped precipitate this more comprehensive study. As a young, capable and imaginative designer and as a representative of today's vibrant student population, Mr. Vaughn has made a most significant contribution.

The Auraria Higher Education Center's project director, Mr. Lawrence Hamilton, its Planning Board and its Board of Directors are to be complimented for their open-minded attitude toward the exploration and pursuit of this and other human interest projects which are a part of the Auraria scene.

The Denver Landmark Preservation Commission and The State Historical Society of Colorado have played an active role in support of the Brewery's preservation and these energies have been greatly appreciated.

We are most grateful to Educational Facilities Laboratories for making the study possible; to Mr. Ross Westover, Project Architect; to the electrical and mechanical engineers of Behrent Engineering and to Mr. Larry Klatt of the Division of Public Works for helping us with the investigation and to the administration, faculty and students of the Auraria Campus for their expression of attitudes and views toward the project.

To all those who have helped bring this study to a timely and successful conclusion, we wish to express our sincere thanks.

H. D. McGraw,
Program Consultant
More, Combs & Burch
Architects, Engineers & Planners

SECTION I. INTRODUCTION

A. Historical Brief

The Tivoli Union Brewery was constructed on the Auraria site in 1859 as the Rocky Mountain Brewery and was the first to be located in Colorado and the second in the nation.

The original design was by F. C. Eberly and was of Bavarian - German type architecture and the only one of its kind in the United States.

The opera house or West Denver Turnhalle, which in addition to the brewery tower building will be discussed in this report, was designed by Harold W. Baerresen and erected in 1882.

In the early years the Turnhalle was used extensively for opera productions to sell-out crowds. The Brewery had its own rathskeller and its own well, the oldest in the city.

After several ownership and name changes, in 1902 the operation became the Tivoli Union Brewery Company under principal stockholder and President John Good.

Through its purchase of goods, employment of people and payment of taxes, the Brewery had been a significant economic factor in the growth and development of Auraria - Denver, until its termination of active production operation in March of 1969.

B. Purpose of the Study

The study has been undertaken to ascertain whether or not it is feasible and reasonable to preserve and restore all or any part of the existing "Tivoli Brewery" as a related and integrated part of the Auraria Higher Education Center.

C. Scope of the Project

The scope of the physical properties that are to be included in the study are those which are located at 1342 - 10th Street and otherwise bounded by Walnut, Larimer and 9th Streets. The study includes only the Tivoli buildings of approximately 184,000 gross square feet and excludes the other structures in the same block.

In actuality the study gives consideration to the entire block as it relates to the potential for projected utilization.

D. Investigative Procedures

If the study was to accurately ascertain whether or not it would be feasible to preserve and restore the plant for reuse it was determined that the following elements should be thoroughly analyzed:

1. The architectural desirability of rennovating the existing facade.
2. The functional usage of the existing floor space.
3. The structural integrity of the building.
4. The condition of the existing electrical and mechanical systems.
5. How the building relates to building code and safety for human occupancy.
6. Recommendations for reuse.
7. Costs and other economic considerations of restoration.
8. Restoration and operational funding sources.

All of these areas of concern had to be analyzed and related to the Auraria Higher Education Concepts.

To meet these ground rules of data collection and analysis the investigators approached the study in the following manner:

1. Assigned highly capable and imaginative architectural and planning personnel to the project.
2. Obtained all the historical information available. This included documents, news articles, plans, European Tivoli Garden literature, legal filings and statements of interest from organized committees and commissions.

3. Made on site inspections of immediate buildings and grounds and Auraria physical relationships.

4. Employed mechanical, electrical and structural engineers to examine the integrity of these systems and relate them to an analysis of code and safety for human occupancy.

5. Interviewed and examined the buildings with the fine arts staff of the institutions of the Auraria Center.

6. Interviewed and examined the attitudes of "at random" administrators, faculty and students of the Auraria institutions as they related to the Tivoli buildings and their potential for future use.

7. Analyzed the data and prepared a list of functions and related space requirements for future utilization.

8. Made decisions on what should stay and what should go.

9. Prepared new site plans, plans for exterior and interior demolition, dismantling and cleanup and then placed the new functions in the restored areas.

10. Examined various methods for accomplishing the work and prepared estimates of the costs and the sources of funding.

11. Prepared final drawings and sketches which clearly represent the "old" and the "new".

12. Subsequently, prepared the documentary that concisely states the results of the total data collection and analysis procedure.

E. The Tivoli - Auraria Concept

It is intended that the 168 acre Auraria Higher Educatio Center in Urban Denver accommodate three institutions, each with a different educational thrust and that it include the urban community as its fourth partner. It is further intended that a social, cultural and intellectual interaction between the students of the three institutions and the community be fostered.

This is not only a beautiful, humanistic concept; it will work and it will be productive.

The Tivoli restoration for reuse as a meeting place to activate this social, cultural and intellectual interaction of these diverse elements of Auraria is a natural.

The old brewery can open its doors to the students from the three institutions and to the residents of the community without concern for color, creed, institutional allegiance or social strata. The restoration of the tower building and the old Turnhalle will create spaces that will be untainted by traditional bias. The rathskeller, employment office, lounges, community center, creative and visual arts studios, student offices, chaplain's headquarters, counseling areas, music listening rooms, study lounges, seminar rooms, food service and recreation areas will be useful, inviting fun space and the Auraria patron will appreciate such a place.

SECTION II. PROJECT DESCRIPTION

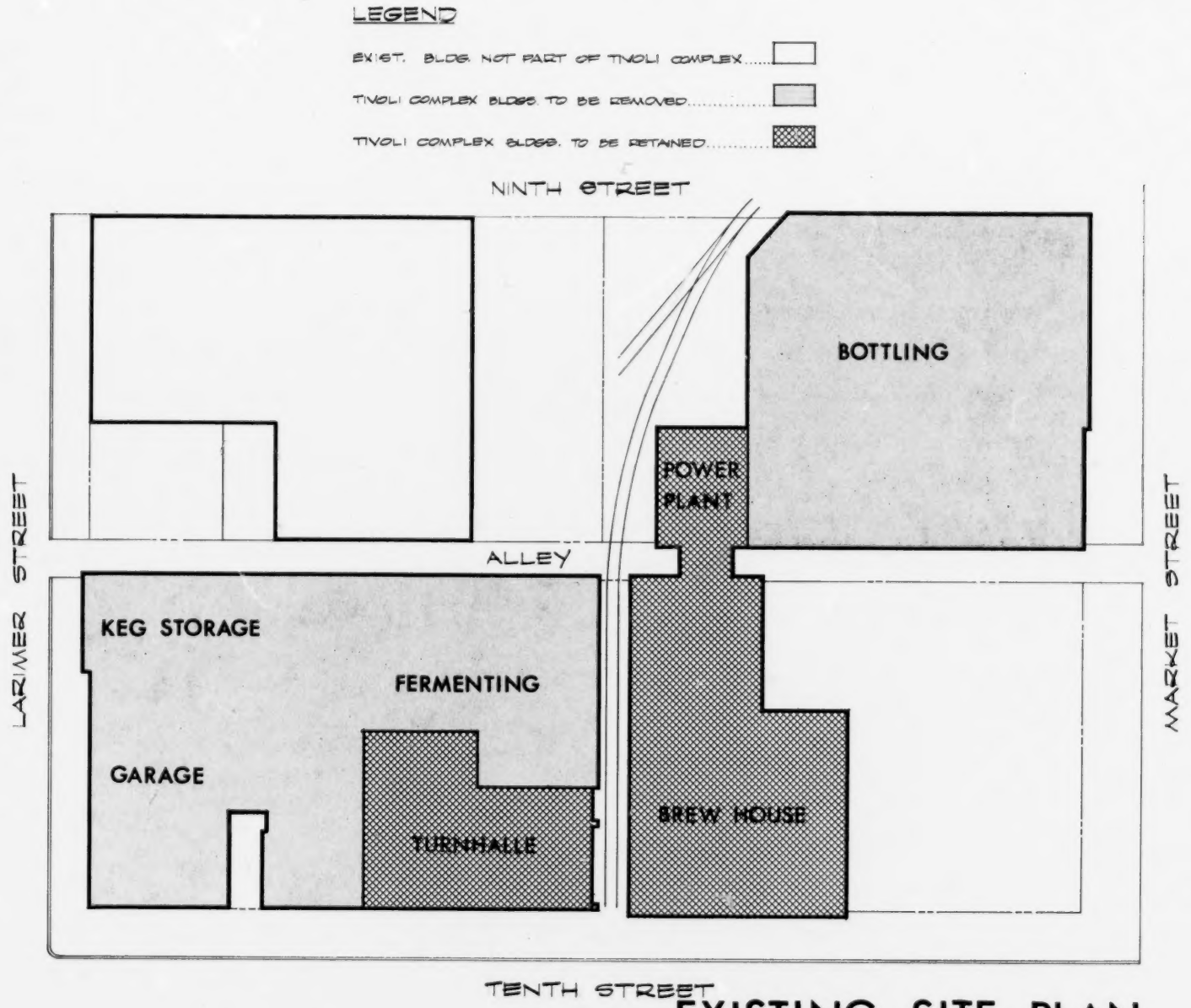
A. Physical Character and Dimensions of the Existing Plant

The site under consideration is one city block of which about two-thirds is Tivoli and one-third is under another private use. The total site and all buildings are within the jurisdiction of the Auraria Urban Renewal Project and as such will ultimately become a part of the Auraria Higher Education Center.

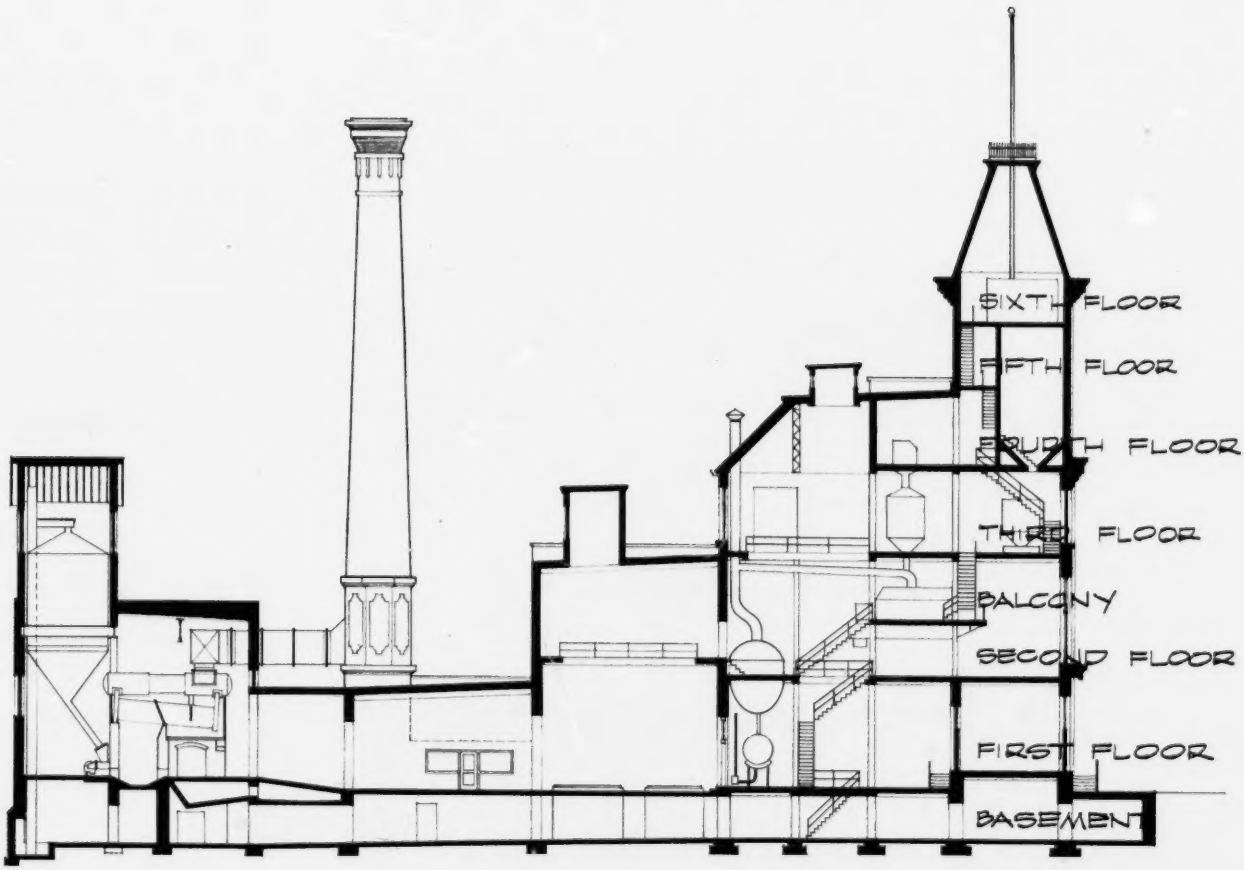
The Tivoli buildings include the brewery tower building, the Turnhalle or opera house, the bottling plant, shops and maintenance buildings, tank storage buildings and a bar and grill. The tower building and the Turnhalle are historically and architecturally exciting and can create spaces of usefulness. The remainder of the buildings have no special character and there are many other buildings in the area that can better serve the storage, shop or maintenance function that they are best suited for.

The project consideration becomes one of demolition and site clearance for everything except the Tower Building and the Turnhalle. The remainder of the report will deal with the feasibility of preservation and restoration of these two components.

The following drawings present schematically the site, the section and the floor and equipment layout of the existing plant.



EXISTING SITE PLAN



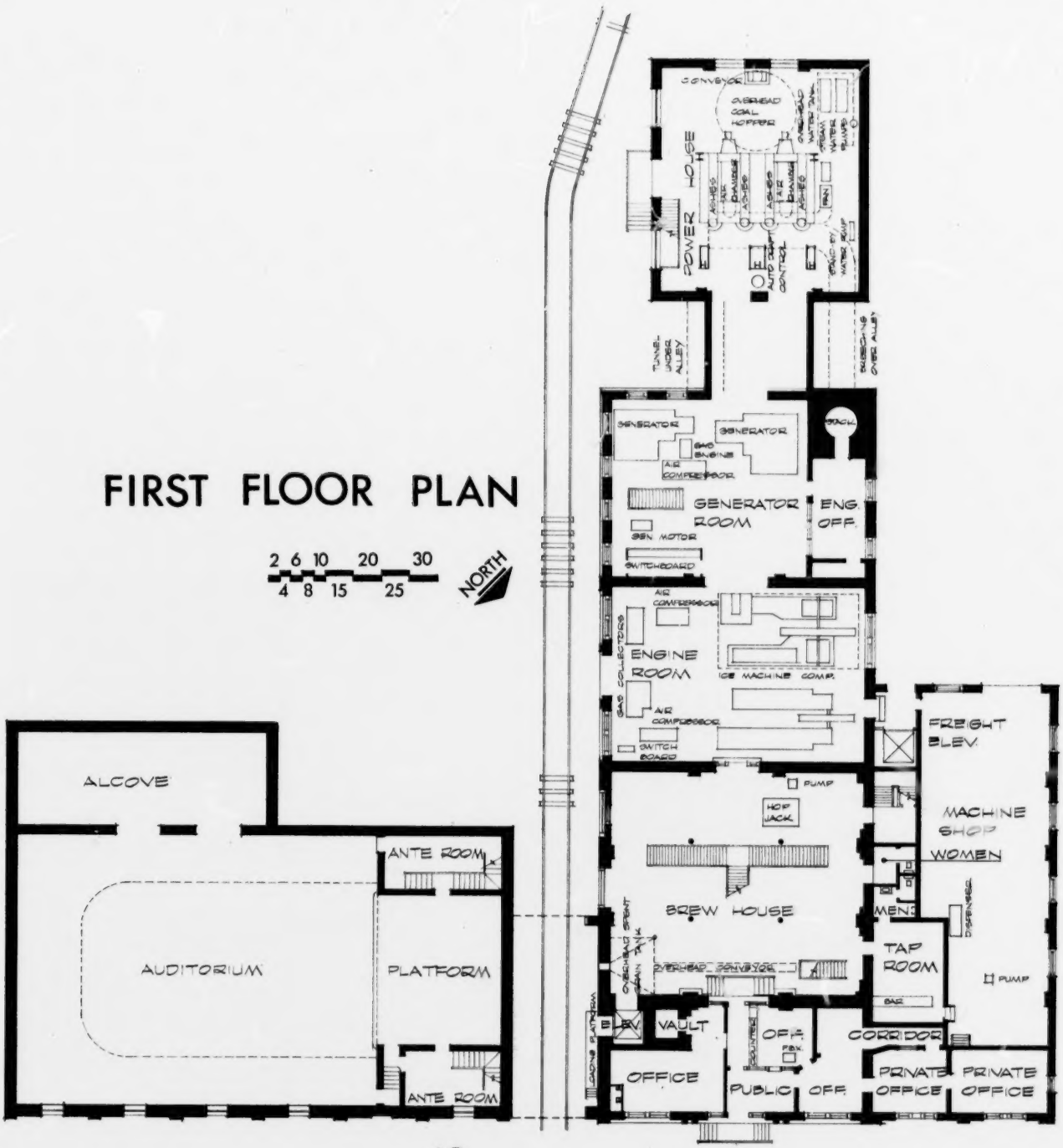
LONGITUDINAL SECTION

2 6 10 20 30 40
4 8 15 25 35

NORTH

BASEMENT FLOOR PLAN

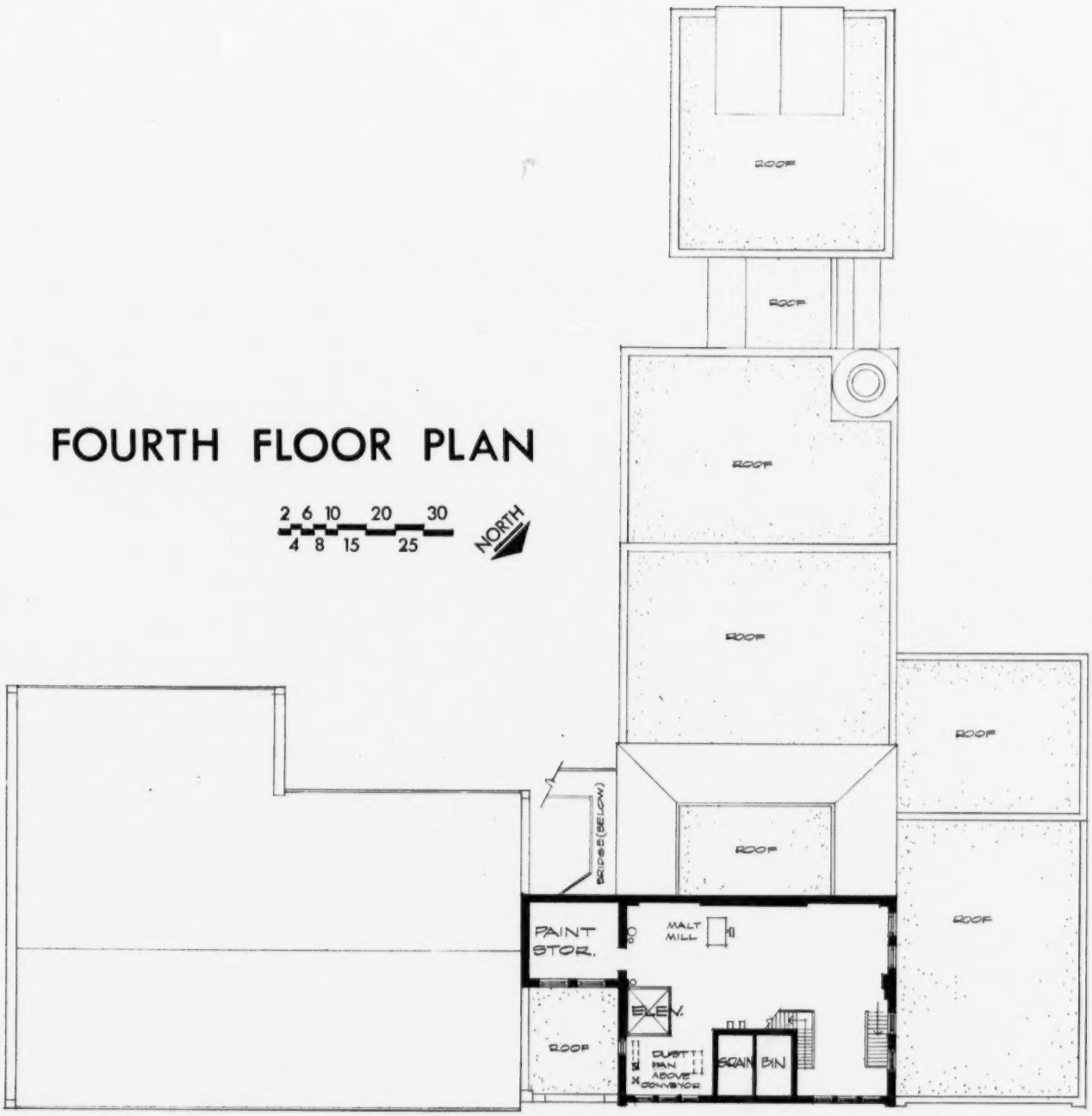
FIRST FLOOR PLAN



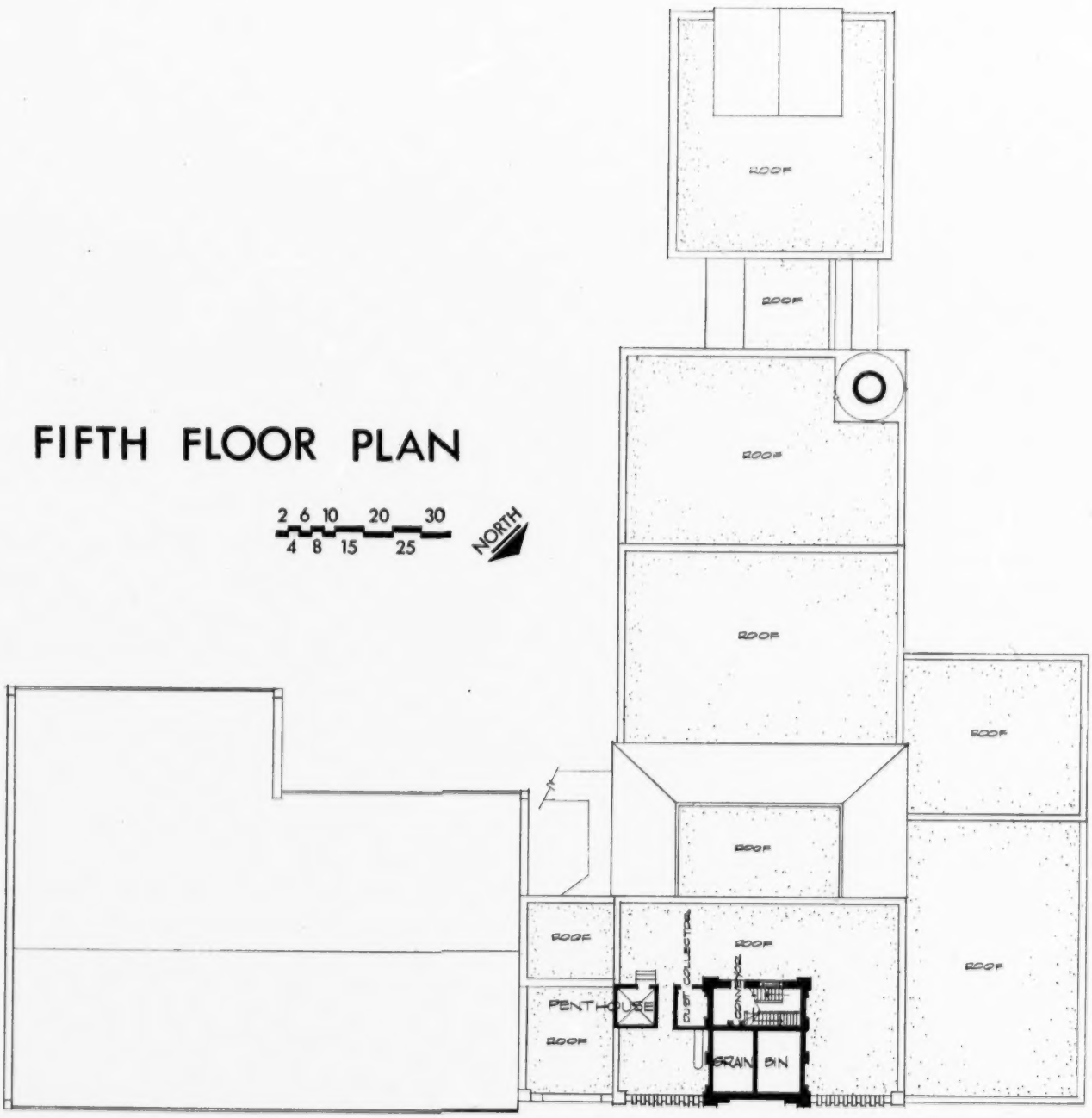
SECOND FLOOR PLAN

THIRD FLOOR PLAN

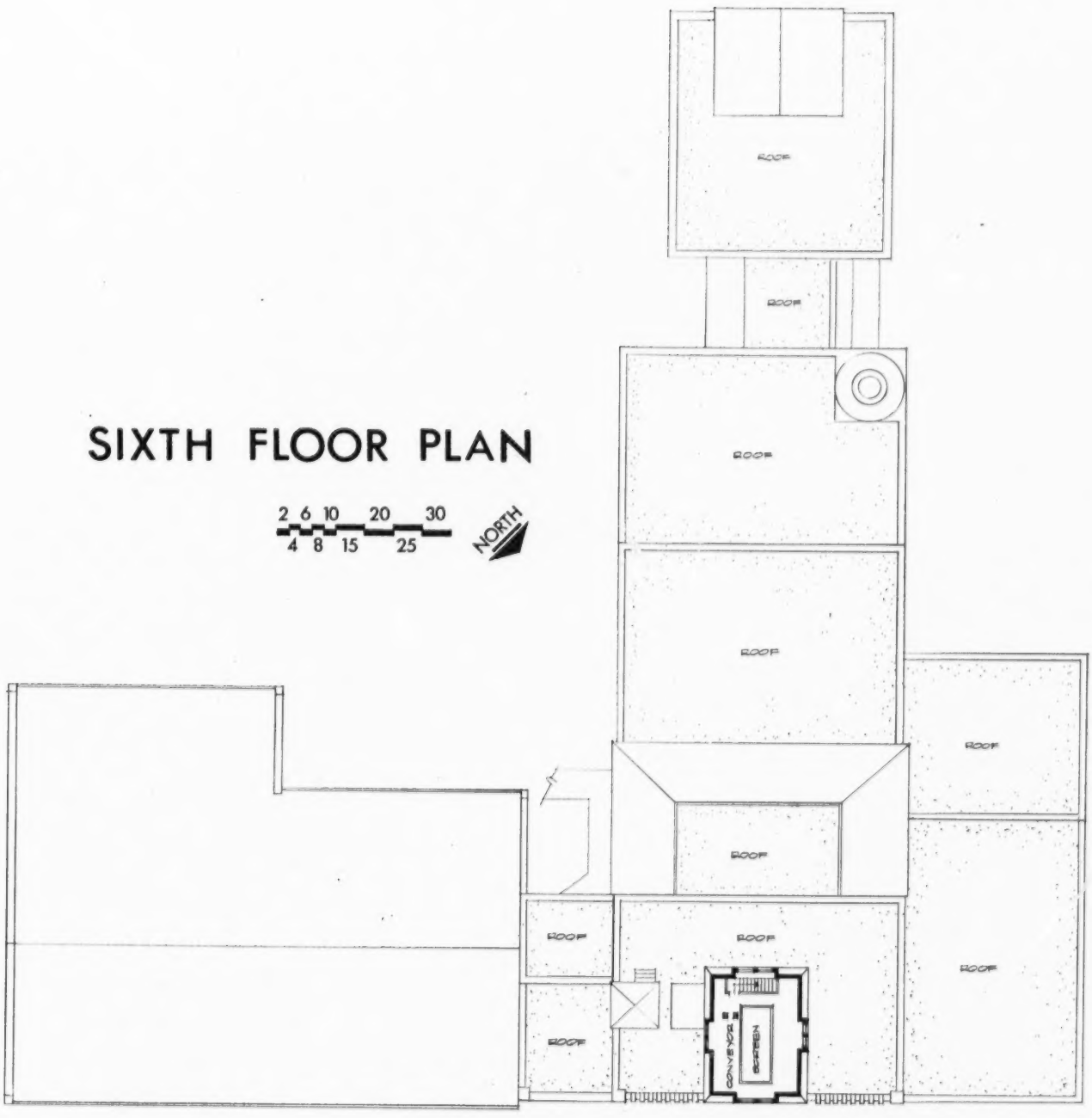
FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



SIXTH FLOOR PLAN



B. Demolition and Preparation for Restoration and Modification

1. Exterior

The Brewery Tower Building and the Turnhalle are to be retained and restored to active use and the other buildings on the one block site are to be demolished. The site is to be cleared and leveled and prepared for a new use.

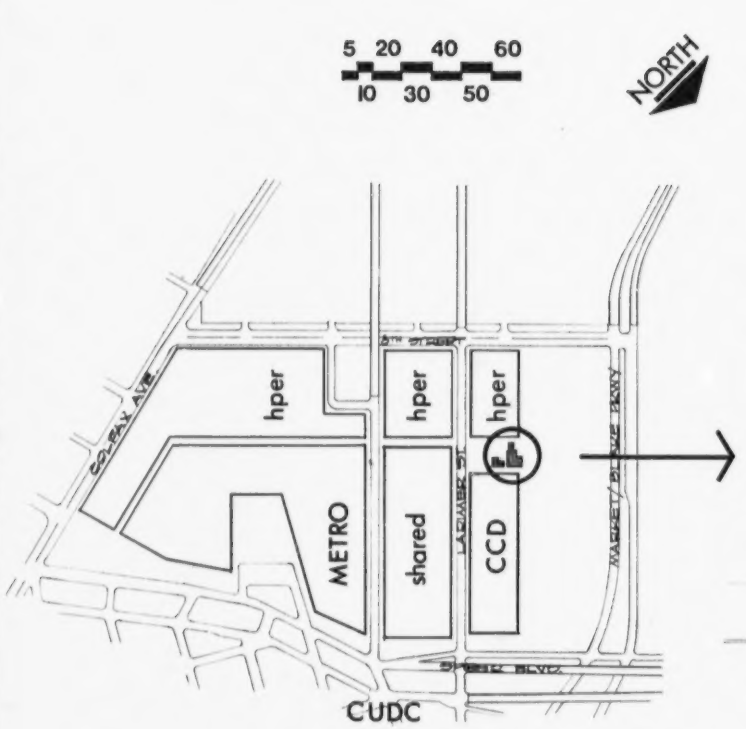
The exteriors of the Turnhalle and the Tower Building are to be sandblasted to their original brick finish, tuck pointed, re-roofed and generally repaired and made ready for a final silicon dressing.

2. Interior

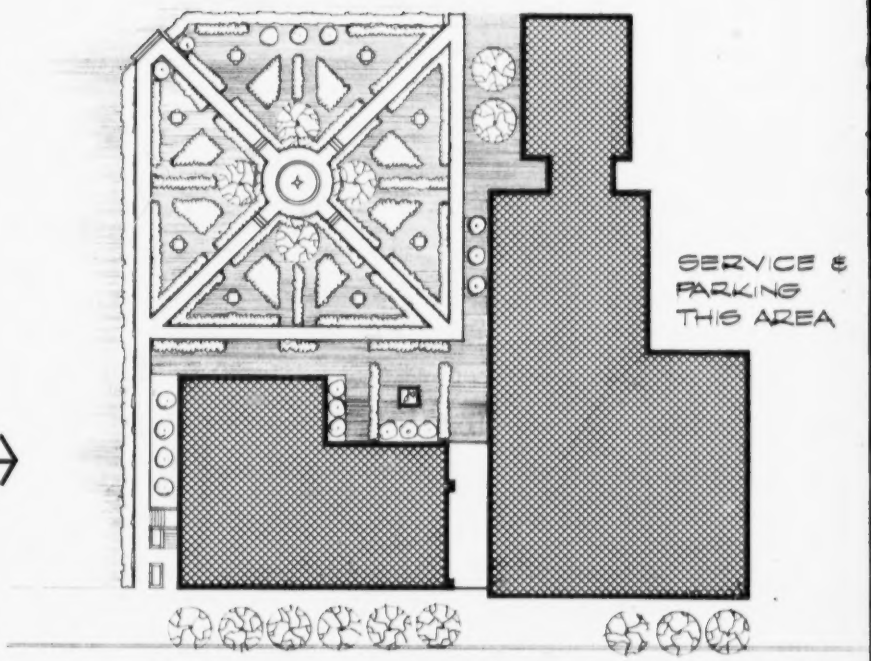
A general clean-up of spaces and equipment must be accomplished at the outset. This step should be followed by the removal of all the fixed and moveable equipment which is not complimentary to the new function. Some of the equipment and many of the vats and tanks will be left in place to be used by the future facilities patrons and to preserve the historical authentication of the plant's origin.

C. Modification for New Interior Spaces

The following floor plans graphically illustrate the layout, circulation and general use of the areas considered for restoration.

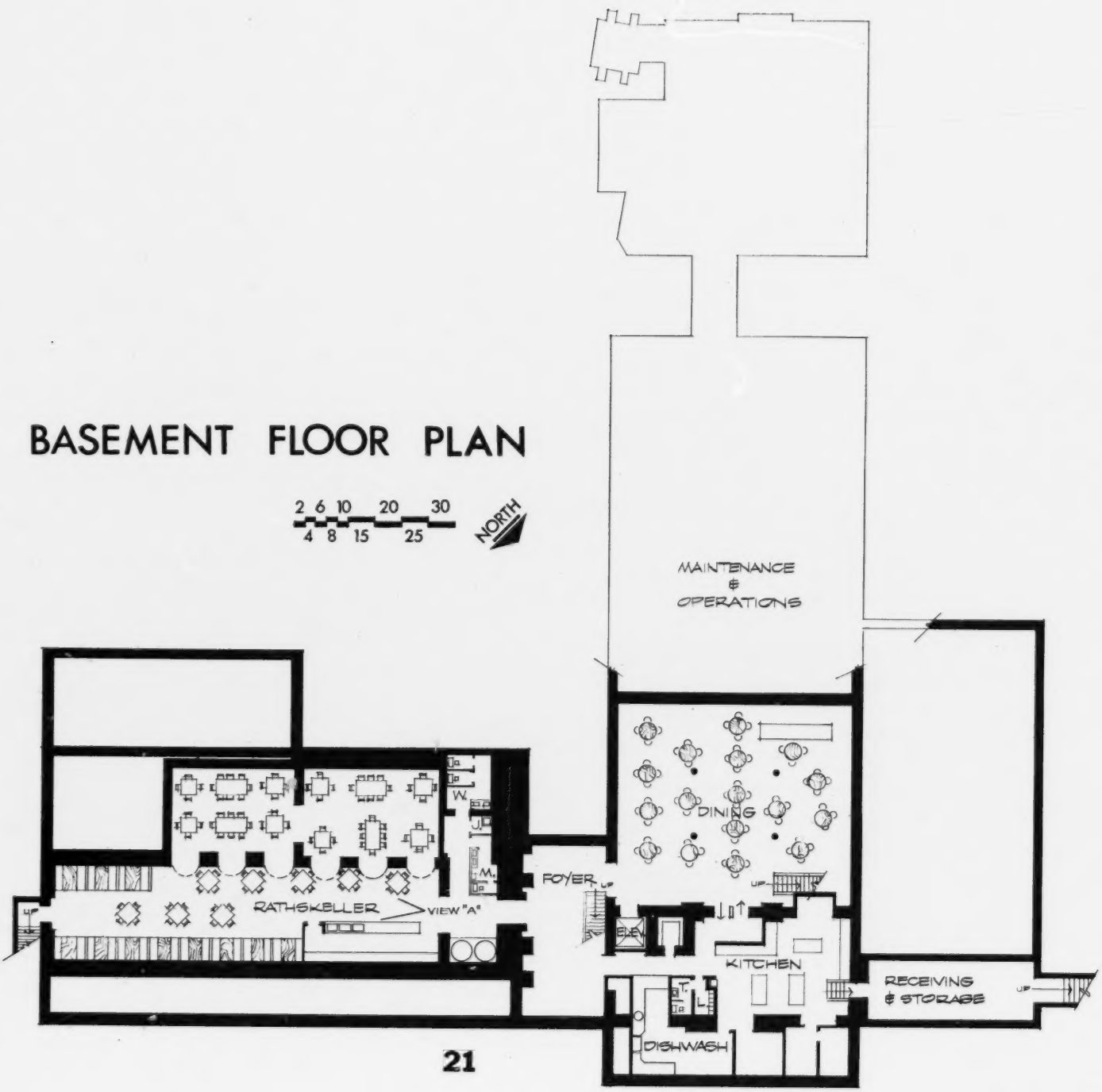


VICINITY MAP

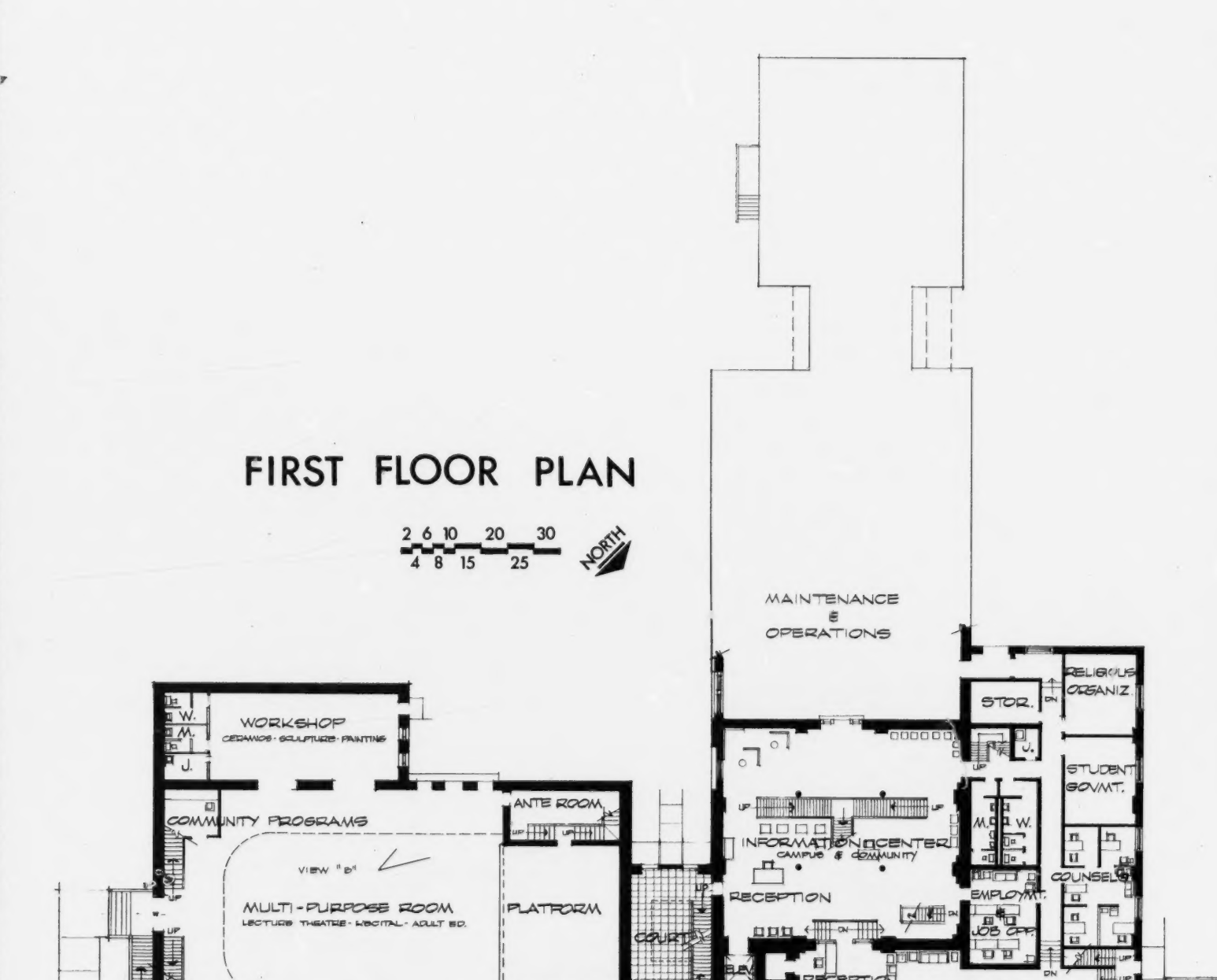


PROPOSED SITE PLAN

BASEMENT FLOOR PLAN



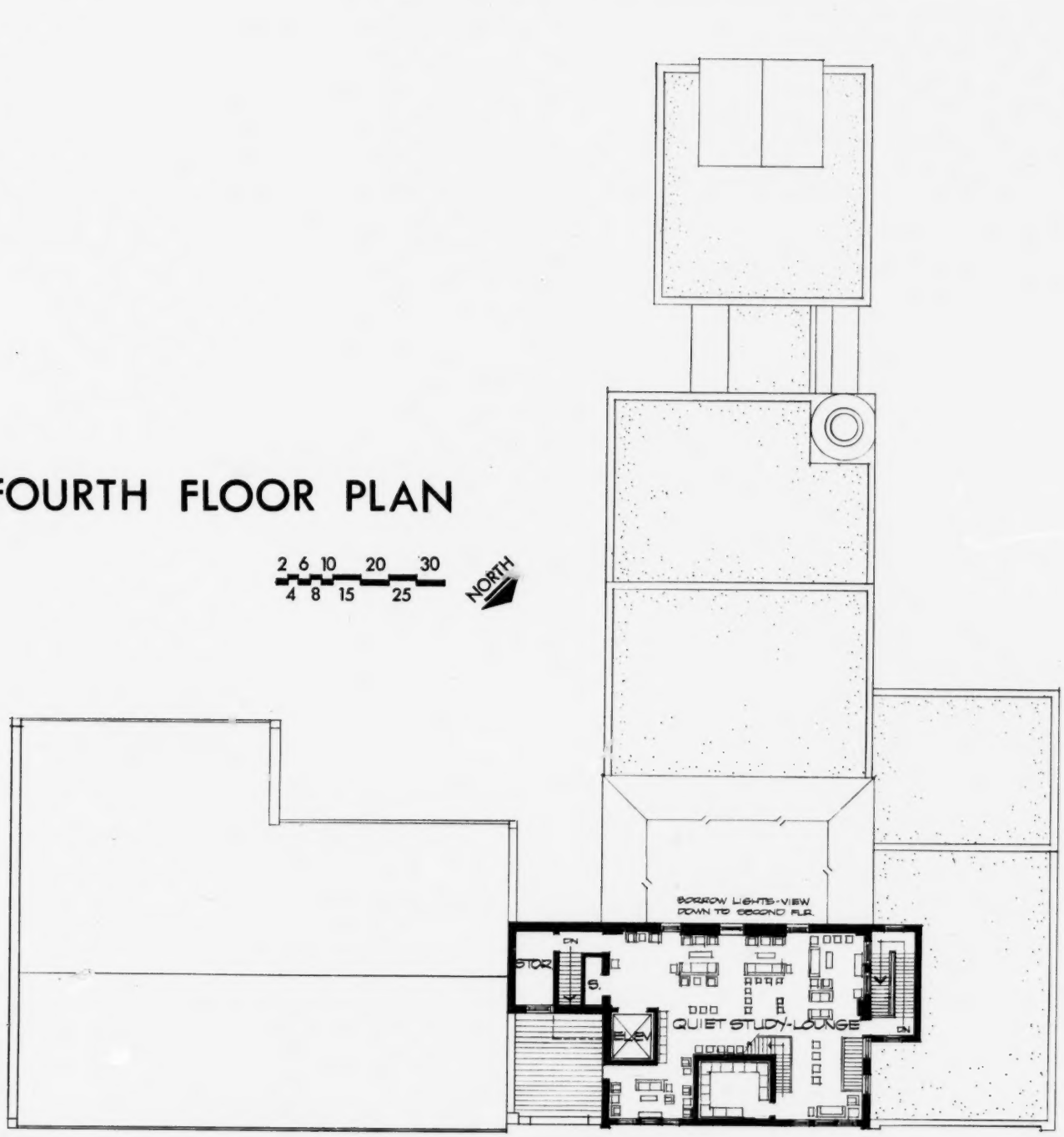
FIRST FLOOR PLAN



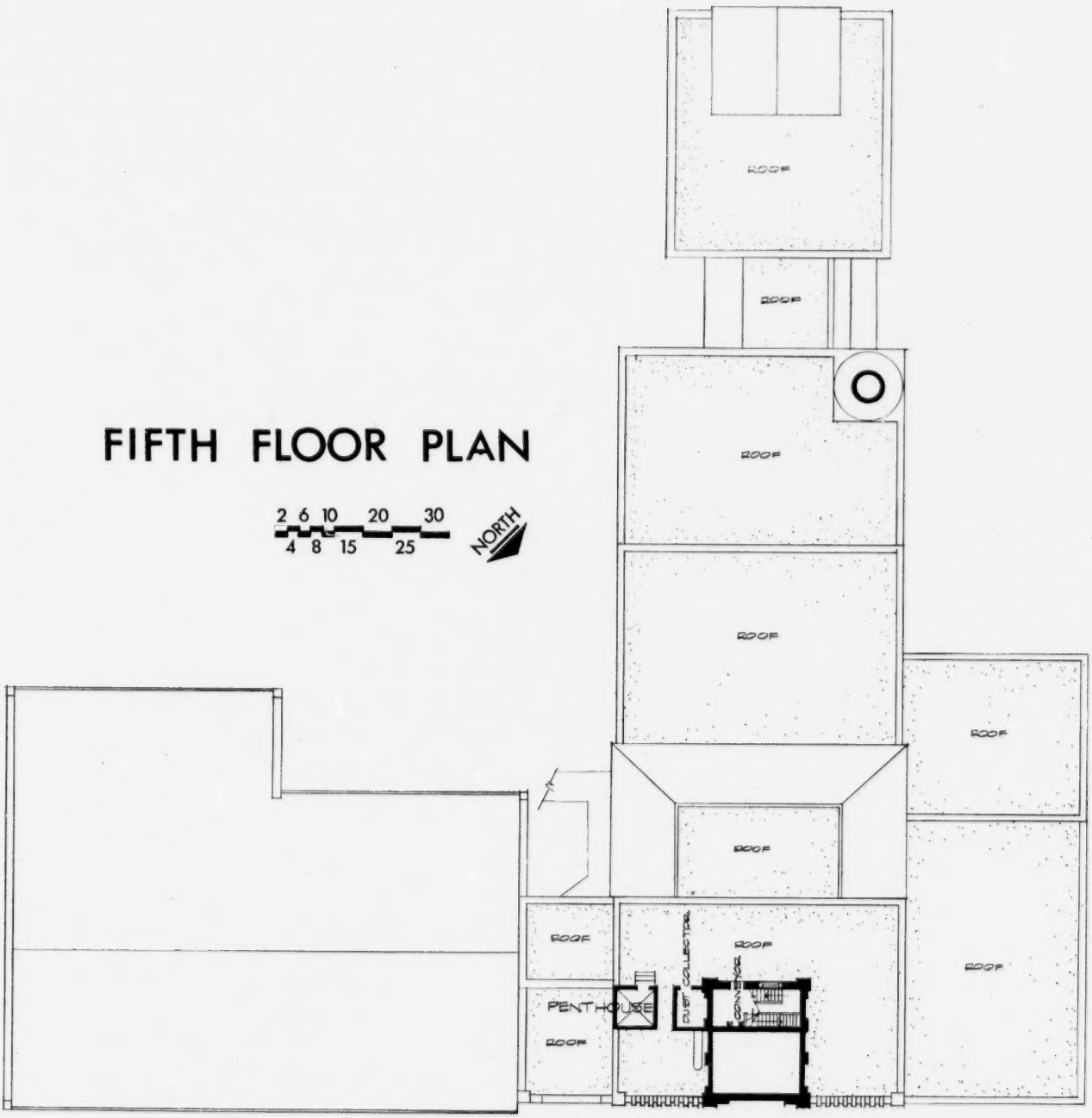
SECOND FLOOR PLAN

THIRD FLOOR PLAN

FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



SIXTH FLOOR PLAN

SECTION III. SPACE UTILIZATION

A. Exterior Spaces and Functions

The consideration for site development is one of serenity and usefulness. The area immediate to the tower building and the Turnhalle should be developed as a formal garden with structured plantings, walks, tables and seating. Fountains and sculpture should be included. Access from the courtyard developed between the buildings, from the rathskeller and from the community center of the tower building should be made convenient to the patron. The site arrangement should develop a flavor reminescent of the Tivoli Gardens of Copenhagen, Denmark.

The remainder of the site should be developed with a landscaped openness having a mall effect. The parking should be limited to staff and visitors. Service vehicles would have access to the service and storage areas of the buildings on the northeast side.

B. Interior Spaces and Functions

The principal function of the restored Tivoli Brewery is to be one of integrating the Auraria populace and providing services for them which otherwise, although needed, would probably not be made available.

The Bavarian - German architectural design of the buildings and the existence of the huge, 112 year old copper caldrons and other pieces of brewery equipment establish an immediate interest and an excitement. To be able to utilize many of the existing pieces of equipment as functional items, such as the copper brew kettles as conversation pits, the huge water tanks as toilets and janitors closets and the grain storage bin as a seminar and film viewing room adds another exciting, utilitarian dimension.

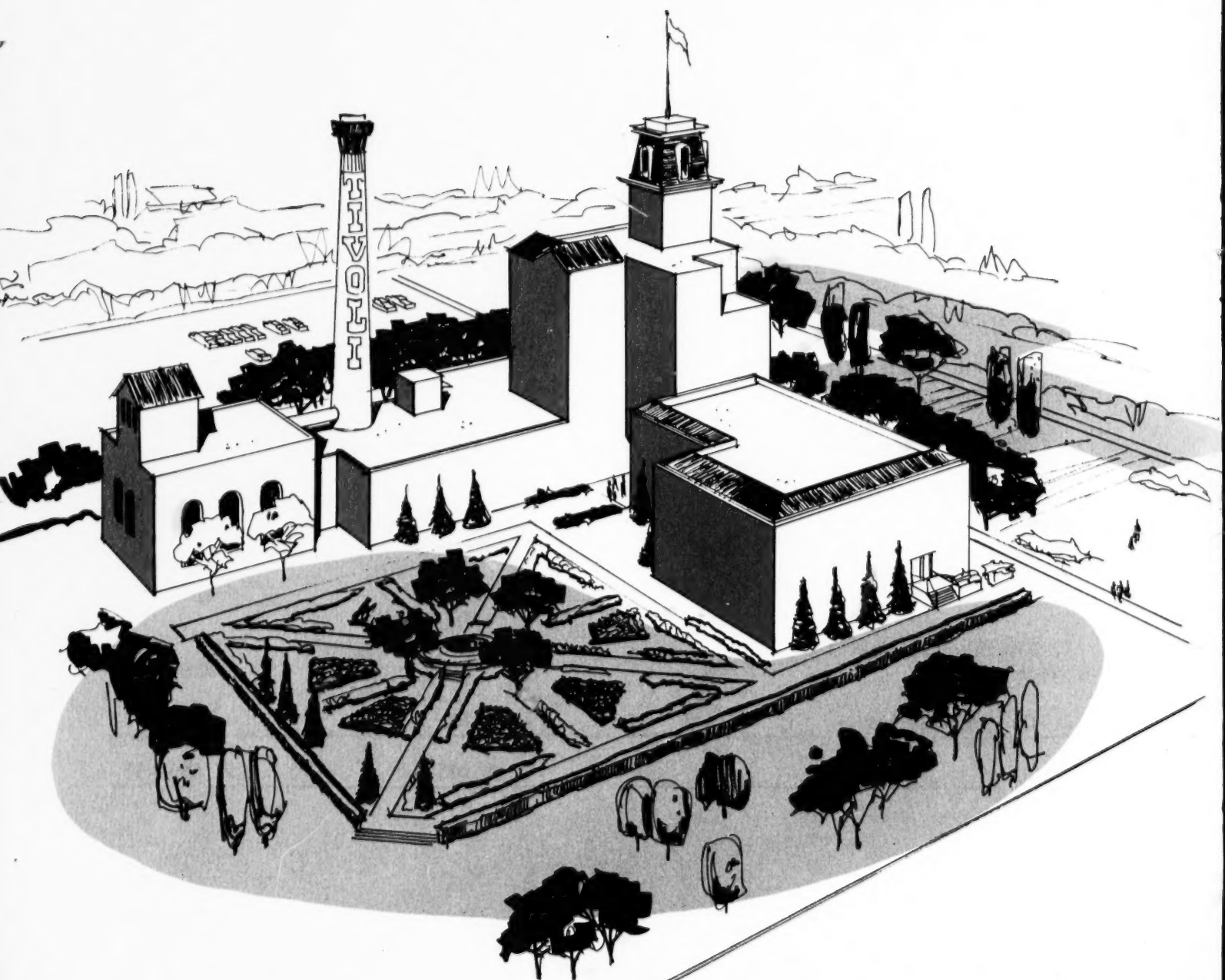
The buildings considered for restoration have great flexibility in their usage pattern. A suggested list of spaces and functions that appear highly logical for implementation on the Auraria Campus are identified in the following table and are also graphically displayed in the modification drawings.

SUGGESTED SPACES AND FUNCTIONS

TIVOLI BREWERY RESTORATION

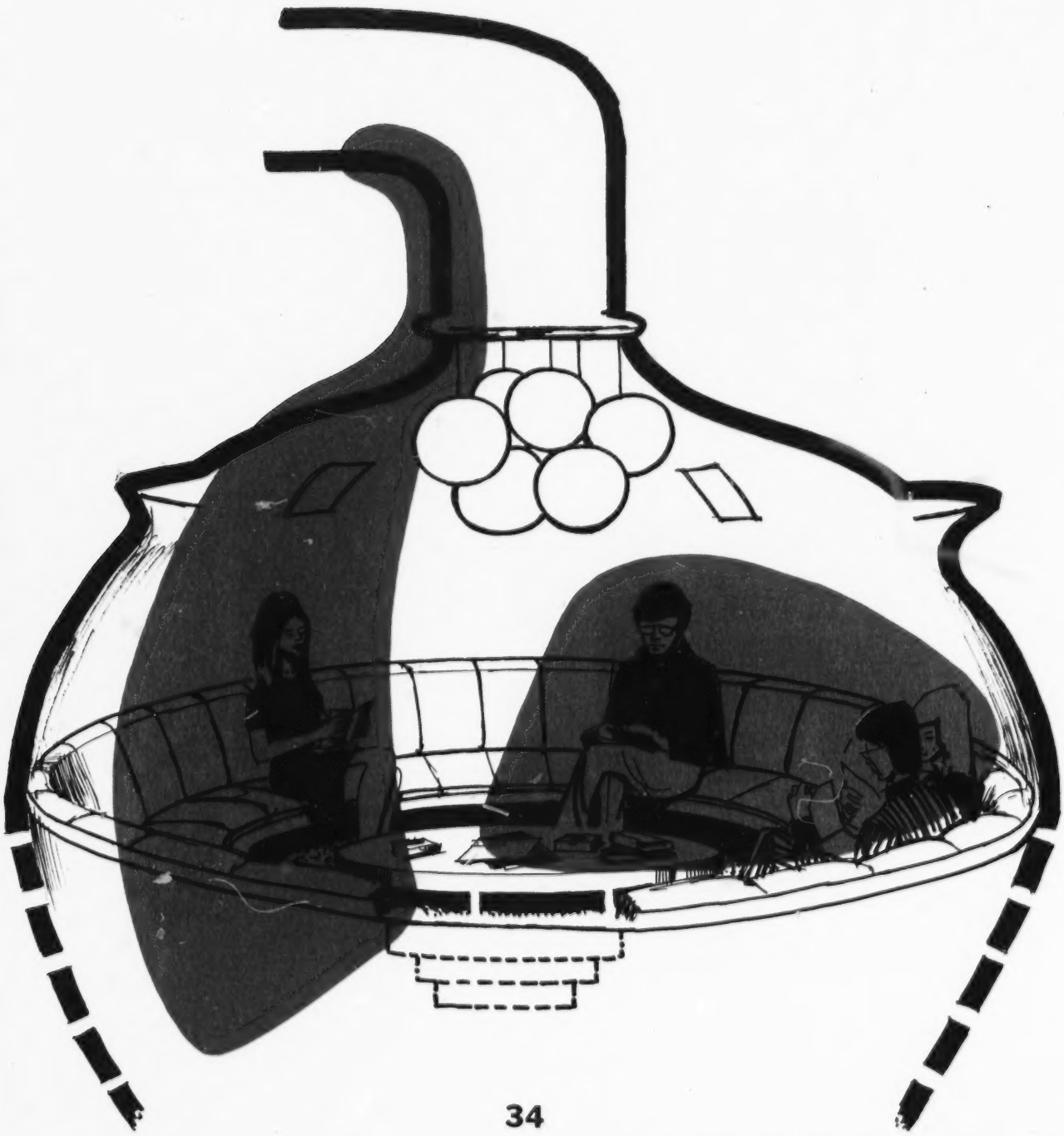
FUNCTIONAL CATEGORY		NO. OF SPACE	ASSIGNABLE SQUARE FEET	TOTAL
1. Officing				
Administrative Services		3	530'	
Student Government		1	240'	
Community Programs		2	200'	
Chaplain's Office		1	220'	
Counseling		1	440'	
Veteran's Affairs		1	220'	
Employment & Job Opportunity		1	375'	
Reception & Secretarial	Pool	(1)	560'	2,785'
2. Dining (76)		1	1600	
Service and Storage		1	1600	3,200'
3. Rathskeller (140)		1	2000	
Service		1	400	2,400'
4. Visual Arts		1	1000	
Studios and Display		1	650	1,650'
5. Study Lounges		2	1900'	
			1500'	3,400'

FUNCTIONAL CATEGORY	NO. OF SPACE	ASSIGNABLE SQUARE FEET	TOTAL
6. Study (Carrels and dial access to L.R.C.)	1	540'	540'
7. Conference Room	1	640'	640'
8. Information Center, Campus and Community	1	1560	1560'
9. Conversation Pits	3	460'	460'
10. Ceramic, Sculpture & Painting Studio	1	630'	630'
11. Lecture - Theatre & Recital Hall	1	4200'	4200'
12. Recreation & Vending	1	2480'	
Lounge	1	840'	3320'
13. Campus Radio Station	1	300'	300'
TOTALS	30	25,085'	25,085 ASF


TIVOLI

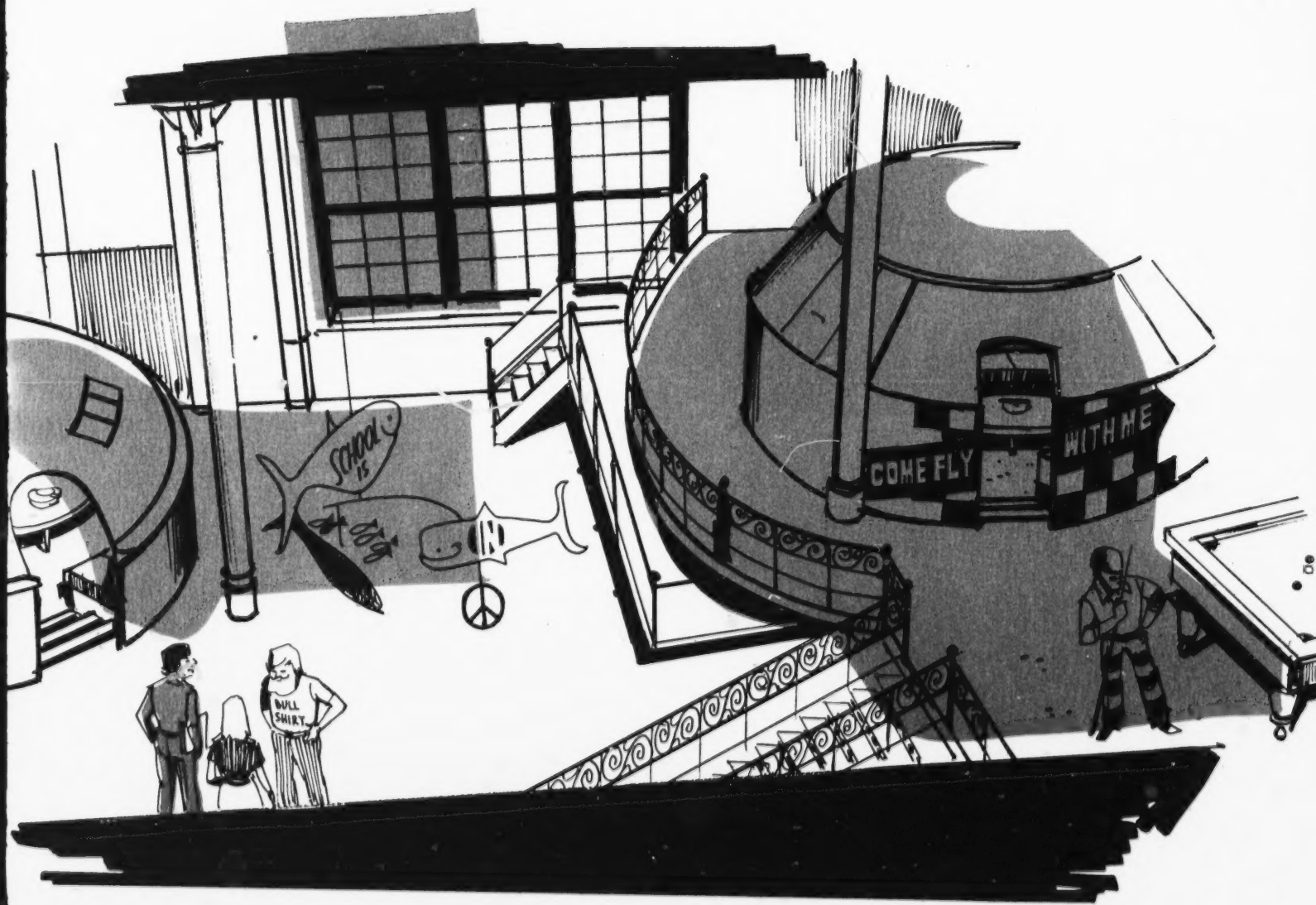
VIEW A

VIEW B



VIEW C

VIEW D


SCHOOL IS
COME FLY
WITH ME
BULL SHIRT

SECTION IV. COST ANALYSIS

This cost estimate assumes that the buildings are to be returned to their original form and then upgraded to parallel a new condition.

A. Brewery

Exterior

1. Scaffolding $ 7,455.00

Est. 2 mos., erect & remove 5 times
200' x 50' = 10,000 Sq. Ft. @
5.80/100 Sq. Ft./Mo. = $ 580.00

Erect & Remove 10,000 Sq. Ft.
@ 13.75/100 Sq. Ft. =(1,375)(5)
$6,875.00
$7,455.00

2. Surface Repair, Restoration & Preparation $ 85,000.00

600' x 50' = 30,000 Sq. Ft.
250' x 50' = 12,500 Sq. Ft.

42,500 Sq. Ft. @
$2.00/Sq. Ft. = $85,000.00

3. Surface Treatment "a" Used $ 76,500.00

a) Sandblast & Silicone Spray 2 coats 42,500 Sq. Ft. @ 1.80/Sq.Ft.= $76,500.00

b) Paint - Primer & Two Coats 42,500 Sq. Ft. @ .025/Sq. Ft. = $10,625.00

4. Doors & Windows Restoration or Replacement Allowance $5,000.00 5,000.00

5. Reconstruct Main Entrance
200 Sq. Ft. @ 10.00/Sq. Ft. = 2,000.00 2,000.00

6. New Stair Towers (2 req'd) 44,750.00

9 Runs Ea. @ 1,000.00/Run = (9,000)
(2) = 18,000.00
Enclosure 4,000 Sq. Ft. Ea. @ 3.00/
Sq. Ft. = (12,000.00) (2)
24,000.00
6 Exit Doors Ea. @ 450.00 ea. =
2,700.00
Roof (1 Stair Only) 200 Sq. Ft. @
0.25/Sq. Ft. =
50.00
44,750.00

7. Entry Court Development (Hops Stor.) $ 9,000.00
600 Sq. Ft. @ 15.00/Sq. Ft. = 9,000

8. Roofing Repairs $ 2,400.00
120 Squares @ 20.00/sq. = 2,400

Interior

1. Selected Equipment Removal $ 12,500.00
5 Floors @ 2,500/Floor = 12,500

2. Areas Demolition Clear-Out for Redevelopment $ 24,000.00
8,000 Sq. Ft. @ 3.00/Sq. Ft. = 24,000.00

3. Flooring Repairs & Finishing $ 17,000.00
17,000 Sq. Ft. @ 1.00 = 17,000

4. Walls Repairing & Finishing $ 45,000.00
90,000 Sq. Ft. @ 0.50/Sq. Ft. = 45,000

5. Ceiling Repairs & Finishing $ 8,500.00
17,000 Sq. Ft. @ 0.50/Sq. Ft. = 8,500.00

6. Selected Equipment Clean-up & Finishing $ 7,500.00
5 Floors @ 1,500/Fl. = 7,500

7. Elevator Shaft Rennovation & New Elevator $ 25,000.00
Allowance 25,000

8. New Partitioned & Developed Areas $ 50,000
10,000 Sq. Ft. @ 5.00/Sq. Ft. = 50,000

9. New Sprinkler System-Basement $ 2,500
5,000 Sq. Ft. @ 0.50/Sq. Ft. = 2,500

10. New Electrical System $ 44,000
22,000 Sq. Ft. @ 2.00 = 44,000

11. New Toilets & Ventilation System $110,000
22,000 Sq. Ft. @ 5.00 = 110,000

$578,105

Contingency 5% 38,905

$617,010

Contractor Permits, Ins., O.H., & Profit 25% $153,502

$770,512

B. Turnhalle

Exterior

1. Scaffolding $ 1,835
Est. 1-Month use, erect & remove 3 times
130' x 30' = 3,900 sq. ft. @ 5.80/100 sq. ft./Mo. = 226.20
Erect & Remove 3900 Sq. Ft. @ 13.75/100 sq. ft. = (536.25) (3) = 1,608.75
1,834.95

2. Surface Repair, Restoration & Preparation $ 34,200.00
380' x 30' = 11,400 sq. ft. @ 3.00/sq. ft. = 34,200.00

3. Surface Treatment "a" used $ 20,520.00
a) Sandblast & Silicone Spray 2 coats 11,400 Sq. Ft. @ 1.80/ sq. ft. = 20,520
b) Paint-Primer & 2 Coats 11,400 Sq. Ft. @ 0.25/sq. ft. = 2,850.00

4. Doors & Windows Restoration or Replacement $ 1,500.00
Allowance $1,500.00

5. Roofing Repairs $ 1,260.00
84 Squares @ 15.00 = 1,260.00

Interior

1. Flooring Repairs & Finishing $ 10,500.00
10,000 Sq. Ft. @ 1.05 = 10,500

2. Base & Balcony Rail Repairs & Finishing $ 1,575.00
1,500 L. Ft. @ 1.05 = 1,575.00

3. Walls & Structural Brg. Repairs & Finishing $ 15,000.00
30,000 Sq. Ft. @ 0.50 = 15,000

4. Ceilings, Repairs & Finishing $ 5,000.00
10,000 Sq. Ft. @ 0.50 = 5,000

5. Stage Repairs, Accessories & Sprinkling $ 4,500.00
900 Sq. Ft. @ 5.00 - 4,500

6. Stairs, Doors & Hardware Repairs & Finishing $ 5,000.00
Allowance 5,000

7. New Electrical System $ 20,000.00
10,000 Sq. Ft. @ 2.00 = 20,000

8. New Toilets & Ventilation System $ 50,000.00
10,000 Sq. Ft. @ 5.00 = 50,000

$ 170,890.00

Contingency 5% $ 8,550.00

$ 179,440.00

Contractor Permits, Ins., O.H., & Profit 25% $ 44,860.00

$ 224,300.00

C. Site

1. Garden (25,000 Sq. Ft.) $ 84,625.00
Furnish & Place topsoil & prepare plant bed. 21,000 sq. ft. @ 1.75 36,750
Paths 4,000 Sq. Ft. @ 0.50 2,000
Sprinkler System 21,000 sq. ft. @ 0.15 3,150
Trees 30 @ 100.00 Ea. 3,000
Shrubs 150 @ 2.00 Ea. 300

C. Site Continued

Plants 21,000 sq.ft. @0.50	10,500
Fountains 2 @ 1,500 Ea	3,000
Sculpture Allowance	5,000
Lighting Allowance	4,000
	67,700
Contractor Permits, Ins., O.H. & Profit 25%	16,925
	84,625

2. Parking & Perimeter Development
65,000 Sq. Ft. $ 65,815.00

Blacktop Paving, Marking, Planting & Lighting 65,000 sq. ft. @ 0.81/ sq. ft. = 52,650.00 without contractor mark-up.

$1,145,252.00

COST SUMMARY

1972 Construction Cost Index

Construction		
Brewery	35,000 GSF @ $22.00	$ 770,512
Turnhalle	11,000 GSF @ 20.30	224,300
Site Development		150,440
Sub-Total Construction		$1,145,252
Demolition		$ 176,270
Professional Fees @8%		91,620
Equipment		115,000
TOTAL PROJECT COST		$1,528,142
Construction Cost/Square Foot		$ 24.90
Project Cost/Square Foot		$ 33.20

If a decision were made to leave the buildings painted as they currently are instead of sandblasting to the original brick; if students were used to embellish the interior and if other cutbacks in development were made, the project would still be a successful one and an estimated $300,000 could be saved.

D. Administration and Operation

It is recommended that qualified people from within the Auraria institutions be chosen to administer, manage and operate the restored Tivoli Student Services facility. Many of the students possess management capability and are interested in having an opportunity to display their skill and earn a wage while they are finishing their education. By utilizing a single full time administrator for the over-all management of a service facility of this magnitude, the back-up personnel can realistically come from the campus community. It is difficult to estimate the total cost of operation and the income potential of the food service, rathskeller, performance admissions and leases or rentals. Roughtly, it appears that the expenses of operation would exceed income by some $60,000 a year.

The Turnhalle can provide a multi-purpose space for experimental theatre, guest lecturers, convocations, academic lectures, recitals and student and faculty meetings prior to having such facilities available at the individual institutions or as central shared facilities.

The brewery tower will provide a place for community-campus coordination, informal dining, a beer garden, a courtyard for relaxation, studios for the creative and visual arts, formal and informal study lounges, offices for student and community activities, a radio station and many other activity spaces that would not otherwise be made available.

The old brewery has no special ties with any single group or institution and should be accepted readily as a shared facility

E. Funding

From preliminary investigations, it appears that many sources of funding may be made available to the development and operation of a project such as this one on Auraria. The one sure bet, however, is the sale of revenue bonds which are backed by a structured student fee.

If we assume an initial construction and equipment cost of $ 1,500,000 and an annual operating deficit of $60,000 and amortize the debt service at 6% over twenty years, we could expect that each FTE student at the Auraria Higher Education Center would be assessed a fee less than $3.00 per quarter. It is unlikely that the costs would be that high.

Further investigation of both federal and state funding sources for implementing a project such as this should be made a pursuit of high priority.

SECTION V. SUMMARY & RECOMMENDATIONS

A. Feasibility of Restoration

1. Architectural and Structural

The mechanical, electrical and structural engineers and Architects More, Combs and Burch and Behrent Engineering have found the structure to be sound and capable of restoration and reuse.

2. Functional

The restoration of the Tivoli Brewery Tower Building and the Turnhalle will allow Auraria an opportunity to experiment with the shared concept for student services on a limited basis prior to building a more extensive and expensive complex in the center of the campus.

The spaces and functions that can be made available in the rennovated Tivoli buildings can fulfill a need on the campus that obviously will not be met through normal planning and funding channels.

3. Economic

Student Centers on resident type campuses are costing from $25.00 per square foot to $40.00 per square foot for construction. Total project costs are ranging from $35.00 to $60.00 per square foot. The Tivoli Brewery Tower Building and the Turnhalle can be restored and activated as a highly utilitarian student service facility for a total project cost of less than $35.00 per square foot.

4. The Intangible Dimensions

The intangible benefits that can be realized from a facility or a service can never be accurately assessed. It appears, however, that preservation and restoration of the Tivoli Brewery for the use and benefit of the Auraria Community and for its historic significance will be looked upon as a point of pride by all who know of it. Once restored and placed in use, Auraria and the urban Denver community can be assured that this significant landmark has been preserved for posterity.

B. Schedule

Funding Complete by July 1972
Physical Planning Complete by July 1973
Construction Completion August 1974
Equip and Occupy by September 1974

C. Summary Statement

The Tivoli Brewery Tower Building and the Turnhalle can be preserved and restored as a useful student and community service facility. The old brewery has no particular institutional or community ties except as a prideful historical landmark and because of this should serve as a common denominator and catalyst for the Auraria total integration concept.

CITY AND COUNTY OF DENVER

LANDMARK PRESERVATION COMMISSION

Room 300
1445 Cleveland Place
DENVER, COLORADO 80202

October 10, 1969

Mr. J. Robert Cameron, Executive Director
Denver Urban Renewal Authority
910 - 16th Street, Room 900
Denver, Colorado 80202

Dear Mr. Cameron:

At the regular meeting of the Denver Landmark Preservation Commission on Monday, October 6, 1969, the Commission discussed planning of the Auraria site for the Educational Center. As you know, within the Auraria site are the following structures of concern to the Landmark Commission:

46

St. Elizabeth's Church - 1060 - 11th Street - Official Denver landmark
Emmanuel-Gherith Israel Chapel - 1201 - 10th Street - Official Denver landmark
St. Cajetan's Church - 9th and Lawrence - Inventory, Landmark Preservation Commission
Tivoli Brewery - 1342 - 10th - Inventory, Landmark Preservation Commission

In addition, a number of small residences are found within the site which may be profitable to preserve.

The Commission unanimously voted to request the Denver Urban Renewal Authority to make application to the Department of Housing and Urban Development for funds which the Department has available for planning for historic structures within urban renewal sites.

If the goal to achieve an educational center which reflects the culture and aspirations of this City is to be realized, planning now for the integration, where possible, of significant buildings should be undertaken. The Denver Landmark Preservation Commission urgently requests your consideration of such planning and is ready to be of any assistance in this matter.

Sincerely yours,

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Sincerely yours,

Mrs. Karl Arndt
Chairman

HA:mw

Mr. Alan Fisher	Mr. Fred M. Mazzulla
Mrs. Pierpont Fuller	Dr. Robert Stearns
Mr. Gerald T. Hart	Mr. James Sudler
Mr. Philip Milstein	Mr. Ed D. White, Jr.

THE STATE HISTORICAL SOCIETY OF COLORADO

Colorado State Museum, 200 Fourteenth Avenue, Denver 80203

November 17, 1969

The State Historical Society of Colorado does recognize the historical attributes of the Tivoli Brewery, located at 1342 Tenth Street, Denver. To cite some of the outstanding, historic aspects of this structure:

> It is Denver's oldest brewery; being founded in 1859 by the Bavarian brew master, John Good.
>
> The Tivoli Brewery possesses possibly the oldest well in Denver.
>
> The Tivoli Brewery is an example of Old World brewery architecture.
>
> Until very recently, the Tivoli Brewery was one of Denver's oldest, continuing businesses.
>
> Within the Brewery is the old Turnhalle Opera House which made a unique contribution to Denver's early social life. The opera house facilities were constructed in 1882.

In recognizing the historic aspects of the Tivoli Brewery, the State Historical Society of Colorado would hope that the historic nature of the original enterprise(s) would be preserved in the most authentic manner possible. Any

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In recognizing the historic aspects of the Tivoli Brewery, the State Historical Society of Colorado would hope that the historic nature of the original enterprise(s) would be preserved in the most authentic manner possible. Any attempts to achieve an authenticate restoration of the premises would receive endorsement of the Society.

Robert Fink
Assistant to the Director

This publication and the study which preceded it were supported entirely through a grant from Educational Facilities Laboratories, Inc. a nonprofit corporation established by the Ford Foundation to help schools and colleges in the United states and Canada with their physical problems by the encouragement of research and experimentation and the dissemination of knowledge regarding educational facilities. Educational Facilities Laboratories, Inc. is headquartered at 477 Madison Avenue, New York, New York 10022.

study by

MORE COMBS BURCH

Architects
Engineers
Planners

3911 E. Exposition Ave. / Denver, Colorado / 80209